

South Carolina Department of Health and Environmental Control
Office of Ocean and Coastal Resource Management
104 Parker Drive
Beaufort, South Carolina 29906

August 8, 2013
Permit Application Public Notice

Sea Pines Resort, LLC, OCRM-13-206-W

The Department has received an application for a permit for the alteration of a critical area. The application was submitted pursuant to the Coastal Zone Management Act (Act 123) of 1977 South Carolina General Assembly. The application in brief, is described as follows:

LOCATION: On and adjacent to a stormwater lagoon system off of Calibogue Sound behind the Sea Pine Conference Center, Sea Pines Resort, Hilton Head Island, Beaufort County, South Carolina. TMS: R550 017 000 1298 0000.

WORK: The work as proposed consists of constructing new outfalls, maintenance& repair to existing stormwater infrastructure and constructing a new golf cart bridge on an existing lagoon. Specifically, the applicant seeks to impact 7 areas for an overall saltwater lagoon impact of 0.05 acres. At site #1, the applicant seeks to remove 20' of existing 15" HDPE pipe and replace with 20' of new 24" RCP. At site #2, the applicant seeks to remove 55' of existing 15" PVC pipe and replace with 55' of new 15" RCP. At site #3, the applicant seeks to remove 10' of existing 12" fiberglass pipe and replace with 10' of new 15" RCP. At site #4, the applicant seeks to install new 14' of 18" RCP. At site #5, the applicant seeks to add 42' of 15" RCP. At site #6, the applicant seeks to install 77' of 24" RCP. At site #7, the applicant seeks to remove 91' of existing 15" fiberglass pipe and replace with 91' of new 15" RCP. The applicant also seeks to construct a 5' x 60' golf cart path, with curbing, over the same lagoon system. The work as described is for improvements to the stormwater system and the bridge will provide improved golf access.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by the Department can be based. Comments concerning the proposed work must be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

Comments regarding this application must be received by the Department on or before **September 7, 2013**. For more information, please contact **Paul Wojoski** at **843-846-9400** or via email at **wojoskpa@dhec.sc.gov**.

NOTE: Plans depicting the proposed work are available and will be provided upon receipt of a written request or may be viewed on the Department website at **www.scdhec.gov/environment/ocrm/public_notice.htm**.

**Sea Pine Ocean Course
General Maintenance
Hilton Head, Beaufort County, South Carolina
May 2013/Revised July 2013**

Sea Pines Resorts, LLC is proposing minor maintenance to a portion of the existing Ocean Course at Sea Pines. The project area totals 10.6 acres located at the intersection of Lighthouse Road and North Sea Pines Drive, within Sea Pines Planation, Hilton Head Island, Beaufort County, South Carolina (32° 09'43", -80° 43' 16"). The project area consists of existing golf course lagoons, club house, fairways, tees, and drainage infrastructure associated with the existing course. The proposed project will include minor maintenance to existing stormwater infrastructure including the removal and replacement of 253 linear feet of storm pipe and installation of 56 linear feet of new pipe. While all work will be performed from existing developed upland associated with the golf course and club house, minor temporary impacts to the lagoon/upland interface will be required during pipe replacement and installation. It is estimated that a total of 0.04 acre of temporary lagoon impact is associated with the project. This will include 0.03 acre of temporary impact during replacement of the existing pipe and 0.01 acre of temporary impact during installation of the new pipe. All impacts will occur at the lagoon/upland interface where the storm pipe outfalls into the lagoon. Construction activities will include placement of erosion control devise(s), the installation of earthen coffer dam around the protruding end of the existing pipe or new outfall location, dewatering of the isolated pipe end (not the entire lagoon), mechanical excavation and removal of the pipe where applicable, placement of the new pipe, backfill/bedding of the new pipe, and restoration of the existing lagoon bank. Following completion of the project, each area will be restored to its current condition. No loss of open water or wetland habitat will occur as a result of the storm pipe replacement and installation project.

In addition to the pipe replacement, the applicant is proposing the installation of a 60 linear golf cart and pedestrian crossing. The proposed crossing will provide improved access across a golf course lagoon (from an existing cart path to the existing 9th green). As depicted on the attached permit drawings, this lagoon crossing will be bridged to avoid and minimize impacts to the existing lagoon and/or loss of lagoon habitat. The footprint of the cart and pedestrian bridge over the lagoon will total 0.01 acre (282 square feet). Details of the proposed bridge design have been included in the application package. Construction activities associated with bridge installation include placement of erosion control measures on each lagoon bank, mechanical installation of bridge support piling (driving the pile with mechanical equipment), installation of bridge abutments, construction of bridge structural framing, construction of bridge decking/curbing, restoration of disturbed lagoon banks, and final site stabilization. No dewatering of the lagoon or fill within the lagoon will be required during bridge installation.

In summary, Sea Pines Resorts has proposed general maintenance to the existing Ocean Course. The project will not require permanent fill of any wetlands and/or waters. All construction activities will be performed using best management practices.

OCRM-13-206-W

PROJECT SUMMARY TABLE

ACREAGE SUMMARY

TOTAL PROJECT ACREAGE	10.60 A.C. / 461,937 S.F.
• TOTAL UPLAND ACREAGE	9.52 A.C. / 414,696 S.F.
• TOTAL LAGOON ACREAGE	1.08 A.C. / 47,241 S.F.
• TOTAL REQUESTED LAGOON IMPACT ACREAGE	0.05 A.C. / 1,896 S.F.

LAGOON IMPACTS

LAGOON ACREAGE TO BE IMPACTED	0.05 A.C. / 1,896 S.F.
• TOTAL LAGOON PIPE OUTFALL IMPACT ACREAGE	0.04 A.C. / 1,614 S.F.
• TOTAL CART PATH BRIDGE IMPACT ACREAGE	0.01 A.C. / 282 S.F.
REMAINING SITE LAGOON ACREAGE	1.03 A.C. / 45,345 S.F.

NOTE:

LAGOON BOUNDARY LINES TAKEN FROM THE WETLAND SURVEY OF JURISDICTIONAL LAGOONS AT THE OCEAN GOLF COURSE SEA PINES PLANTATION, HILTON HEAD ISLAND, S.C. PREPARED BY SURVEY CONSULTANTS ON 7-14-2008.

THE GOLF CLUB AT SEA PINES RESORT

PROPOSED ACTIVITY:

GENERAL MAINTENANCE

CLIENT:

SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 3 of 12

SCALE: 1" = 1'



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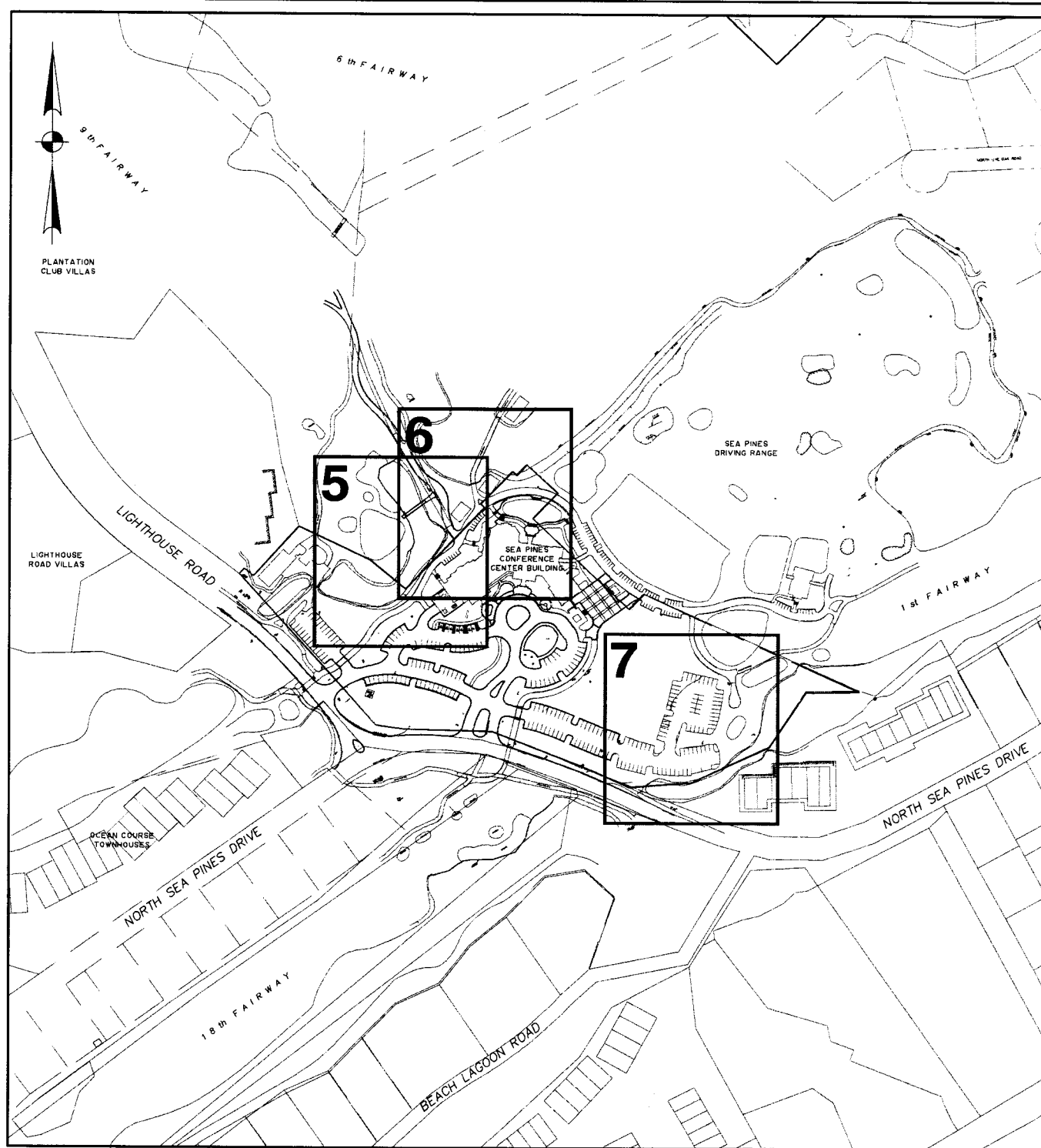
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THE GOLF CLUB AT SEA PINES RESORT

PROPOSED ACTIVITY:
GENERAL MAINTENANCE

CLIENT:
SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 4 of 13

SCALE: 1" = 300'



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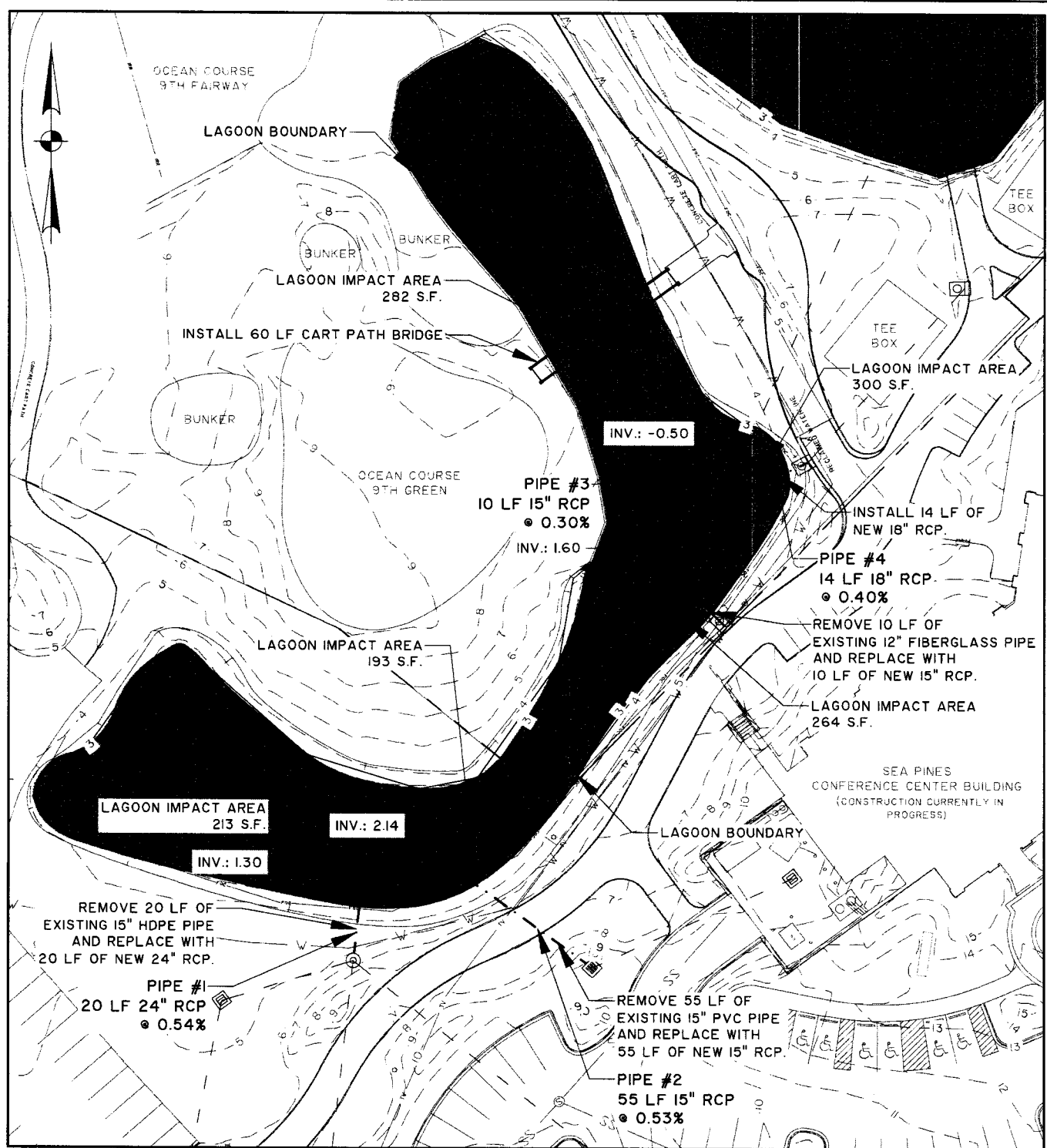
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PROPOSED ACTIVITY:
GENERAL MAINTENANCE

CLIENT:
SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 5 of 13

SCALE: 1" = 50'

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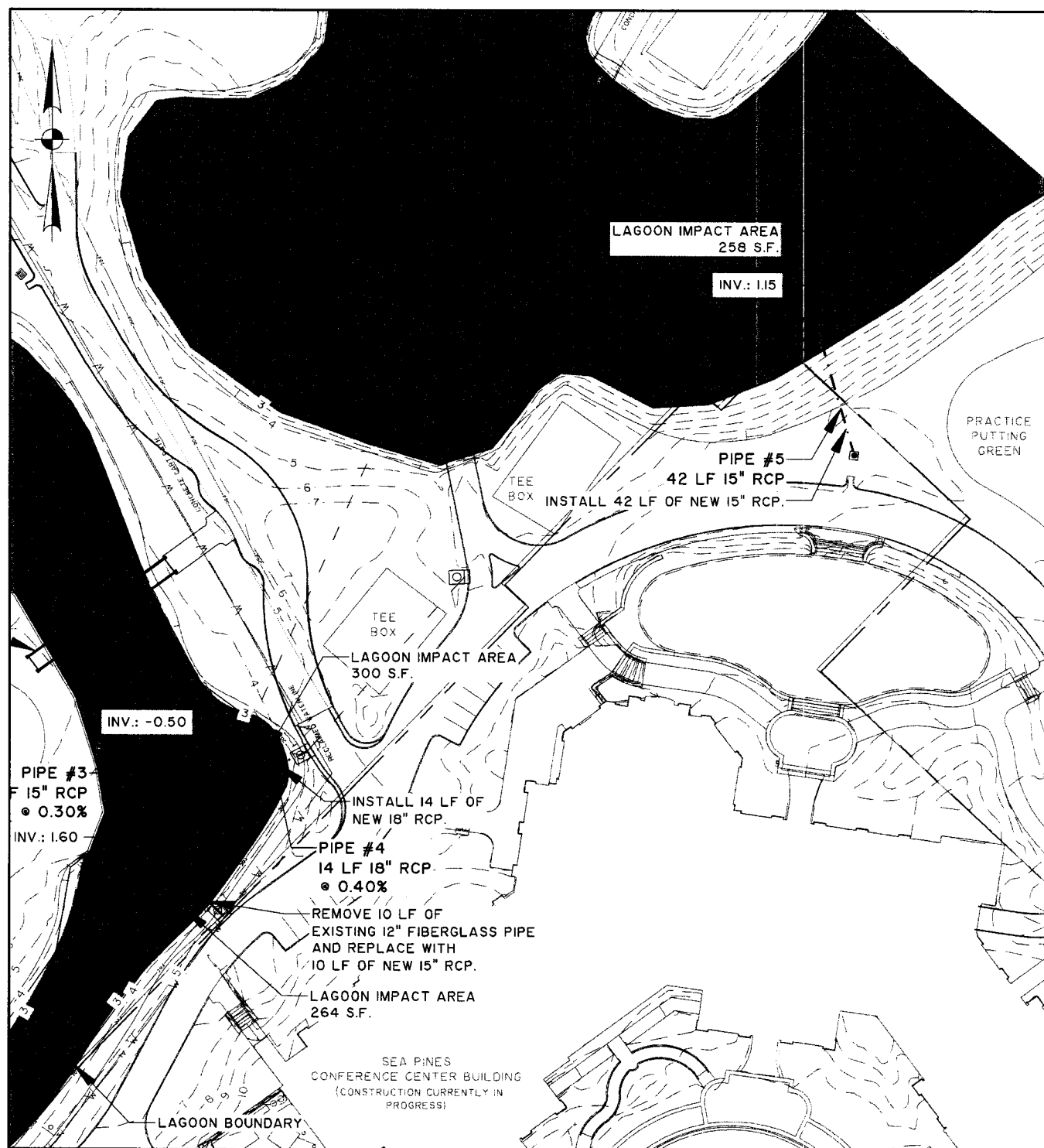
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THE GOLF CLUB AT SEA PINES RESORT

PROPOSED ACTIVITY:

GENERAL MAINTENANCE

CLIENT:

SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 6 of 13

SCALE: 1" = 50'



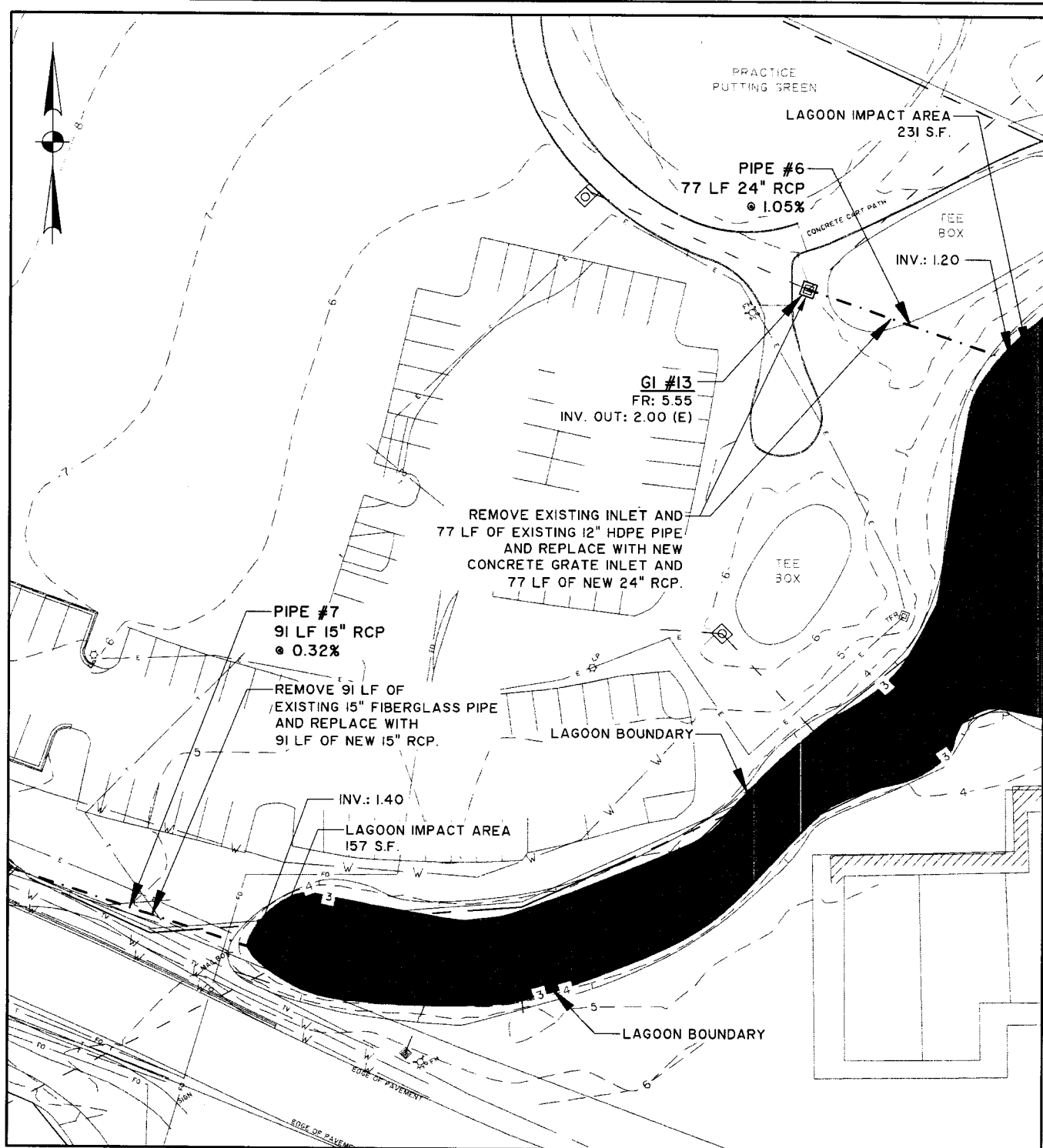
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PROPOSED ACTIVITY:
GENERAL MAINTENANCE

CLIENT:
SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 7 of 13

SCALE: 1" = 50'



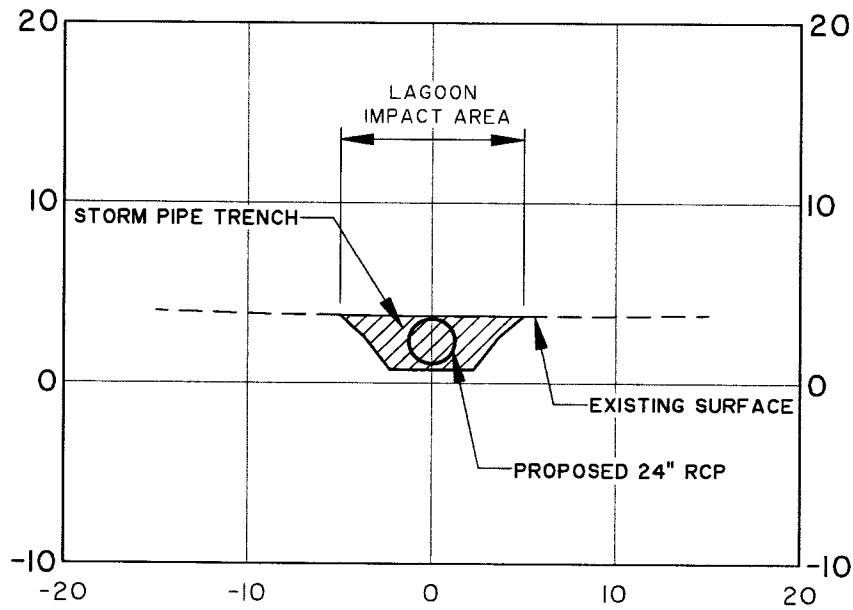
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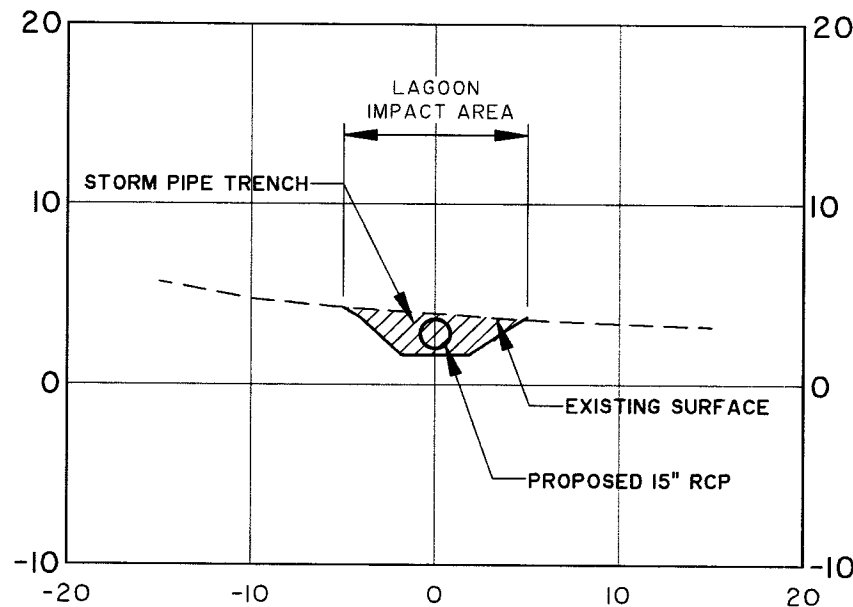
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PIPE #1 CROSS SECTION

SCALE: HORZ.: 1" = 10'

VERT.: 1" = 10'



PIPE #2 CROSS SECTION

SCALE: HORZ.: 1" = 10'

VERT.: 1" = 10'

THE GOLF CLUB AT SEA PINES RESORT

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CLIENT:
SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 8 of 13

SCALE: 1" = 10'



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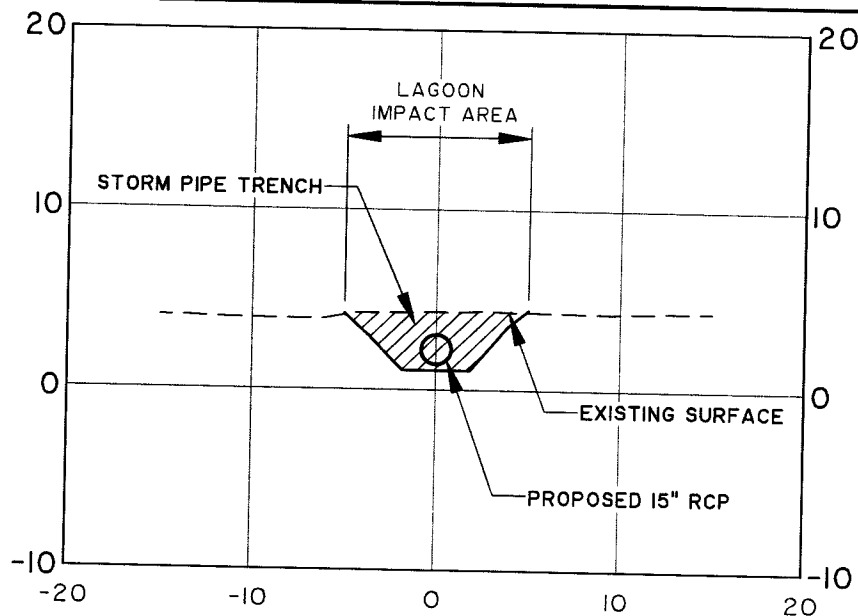
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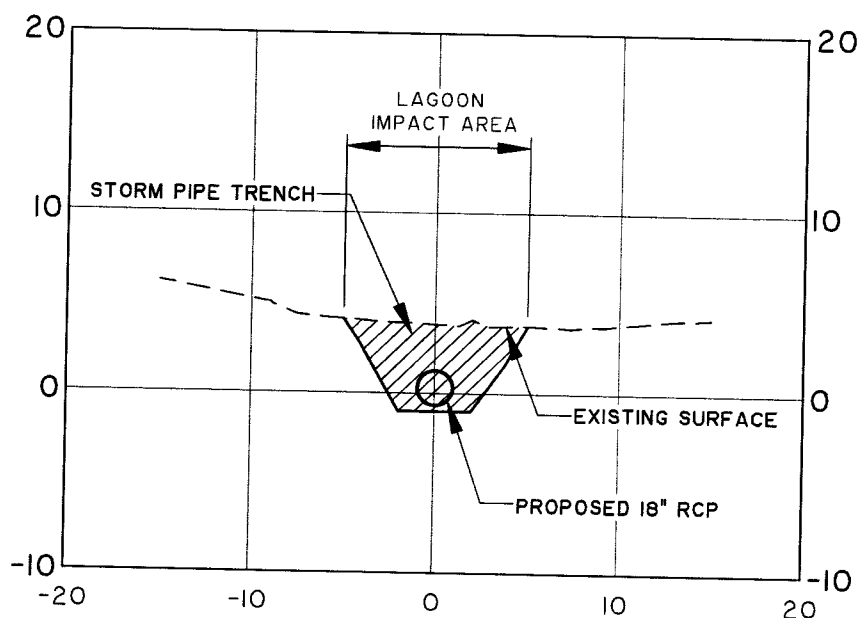
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PIPE #3 CROSS SECTION

SCALE: HORZ.: 1" = 10'

VERT.: 1" = 10'



PIPE #4 CROSS SECTION

SCALE: HORZ.: 1" = 10'

VERT.: 1" = 10'

THE GOLF CLUB AT SEA PINES RESORT

PROPOSED ACTIVITY:

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CLIENT:

SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 9 of 13

SCALE: 1" = 10'



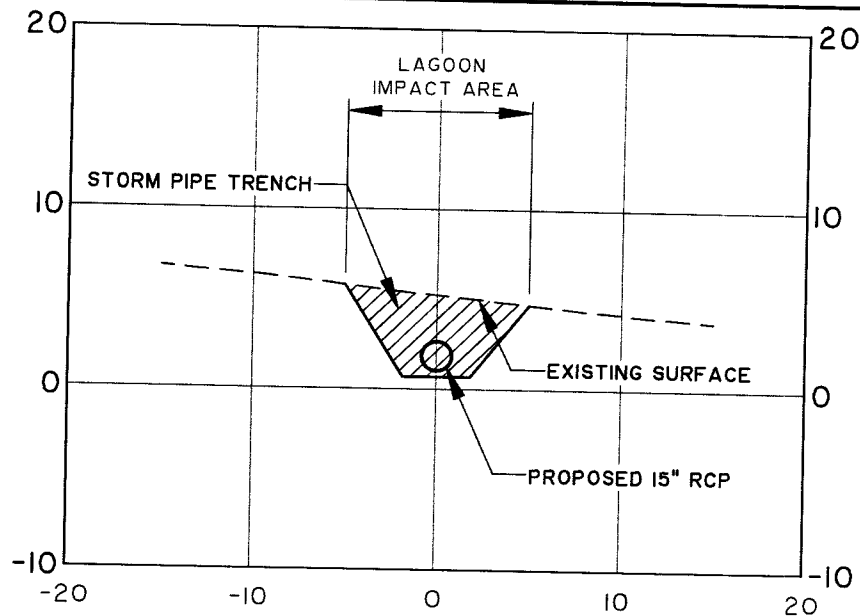
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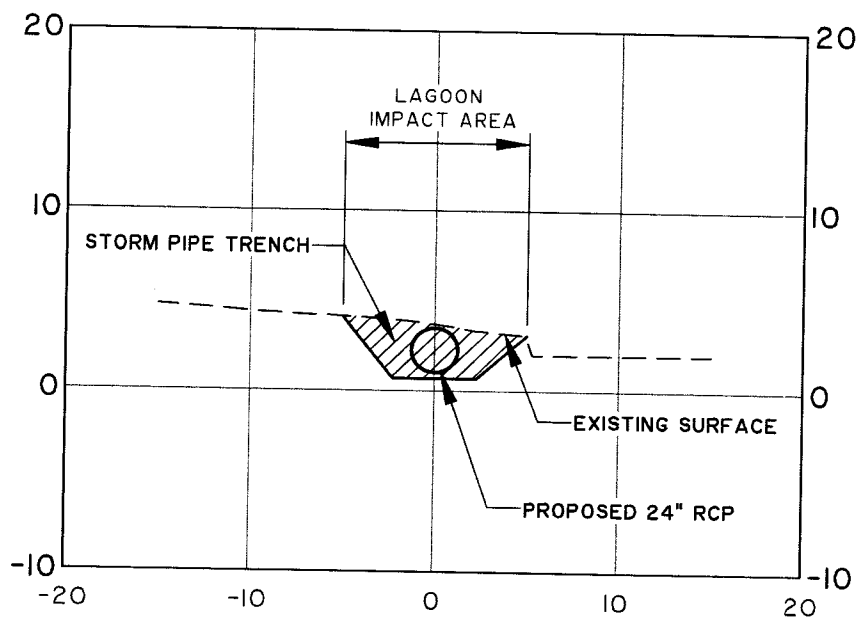
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PIPE #5 CROSS SECTION

SCALE: HORZ.: 1" = 10'

VERT.: 1" = 10'



PIPE #6 CROSS SECTION

SCALE: HORZ.: 1" = 10'

VERT.: 1" = 10'

THE GOLF CLUB AT SEA PINES RESORT

PROPOSED ACTIVITY:
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CLIENT:
SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 10 of 13

SCALE: 1" = 10'



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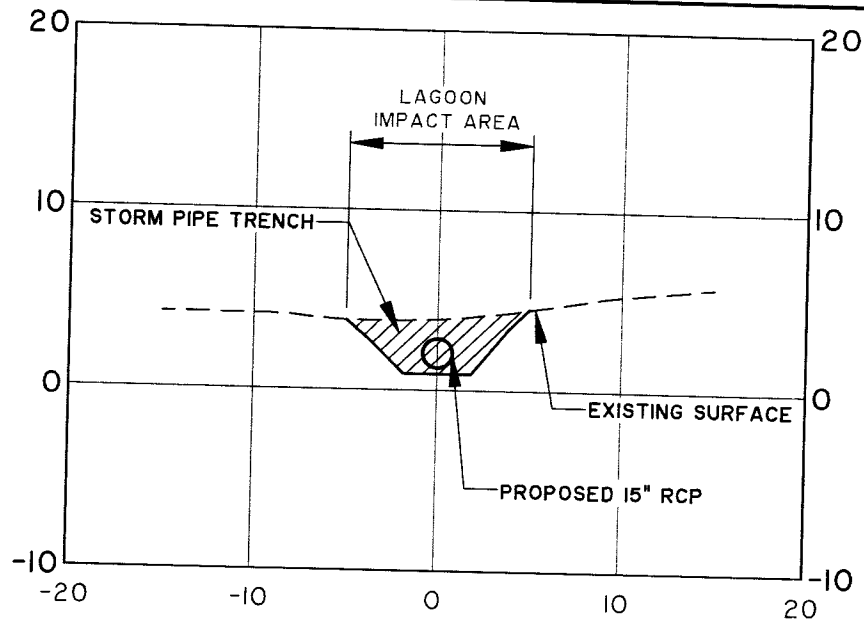
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PIPE #7 CROSS SECTION

SCALE: HORZ.: 1" = 10'

VERT.: 1" = 10'

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THE GOLF CLUB AT SEA PINES RESORT

PROPOSED ACTIVITY:

GENERAL MAINTENANCE

CLIENT:

SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 11 of 13

SCALE: 1" = 10'

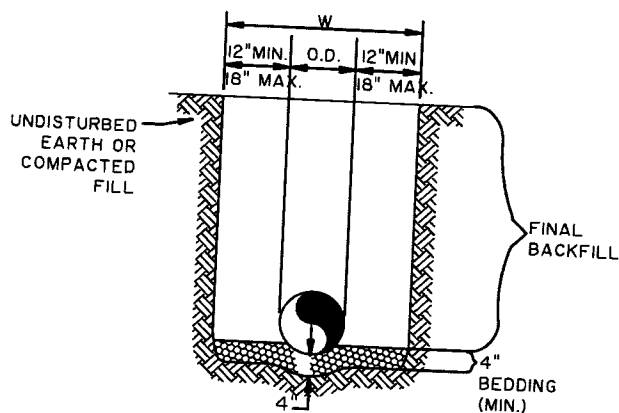


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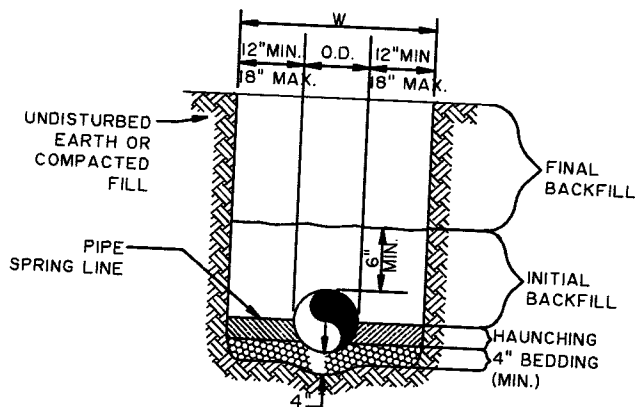
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**REINFORCED CONCRETE PIPE (RCP)
AND SPIRAL RIB PIPE SMALLER
THAN 60"Ø**
NOT TO SCALE



**ALL OTHER PIPES INCLUDING
SPIRAL RIB PIPE 60"Ø AND
LARGER**
NOT TO SCALE

GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3 AND 4.

6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

D127

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STORM SEWER TRENCH AND BEDDING
NOT TO SCALE

THE GOLF CLUB AT SEA PINES RESORT

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GENERAL MAINTENANCE

CLIENT:
SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 12 of 13
SCALE: N.T.S.

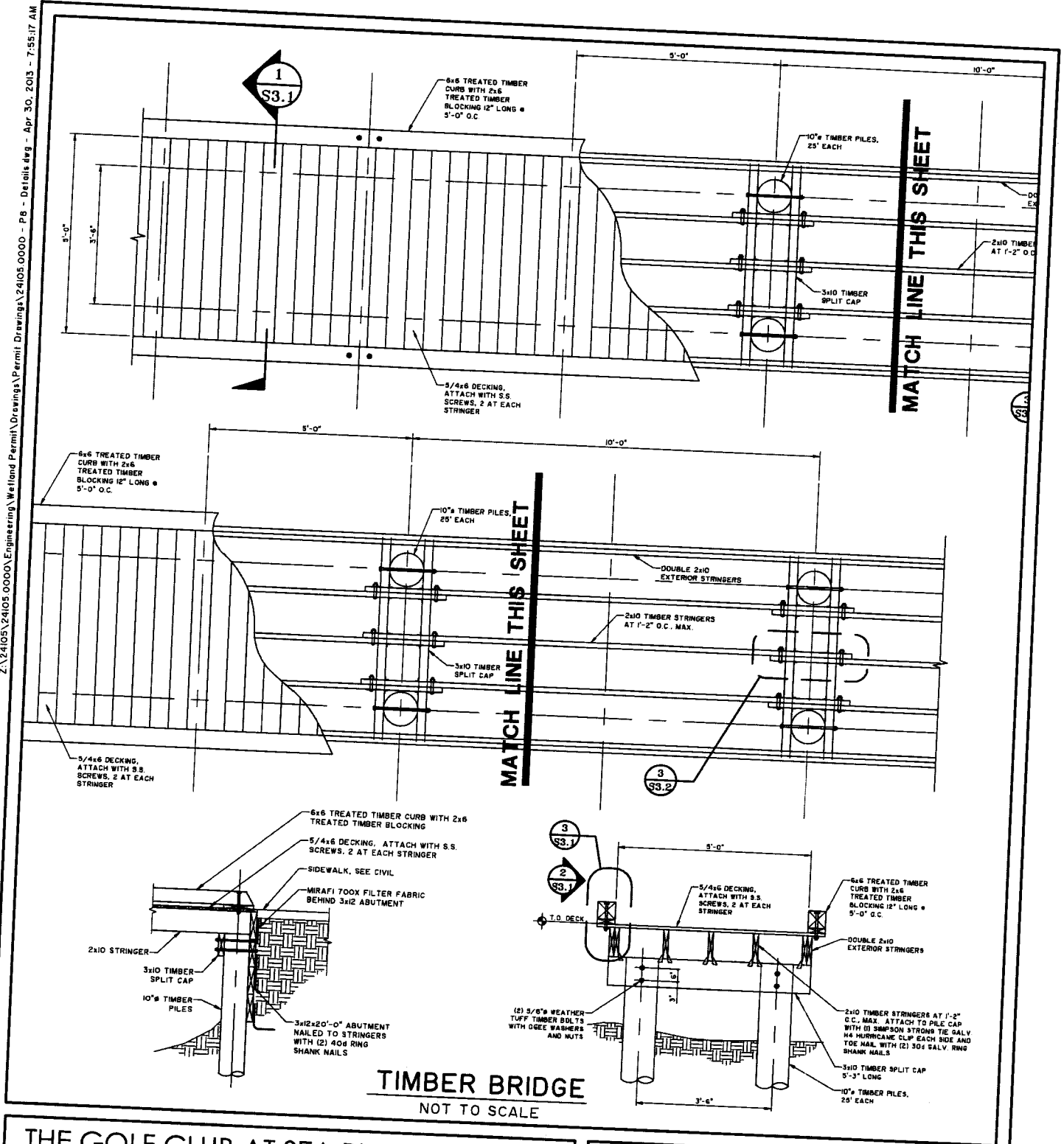


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SHEET: 13 of 13
SCALE: N.T.S.

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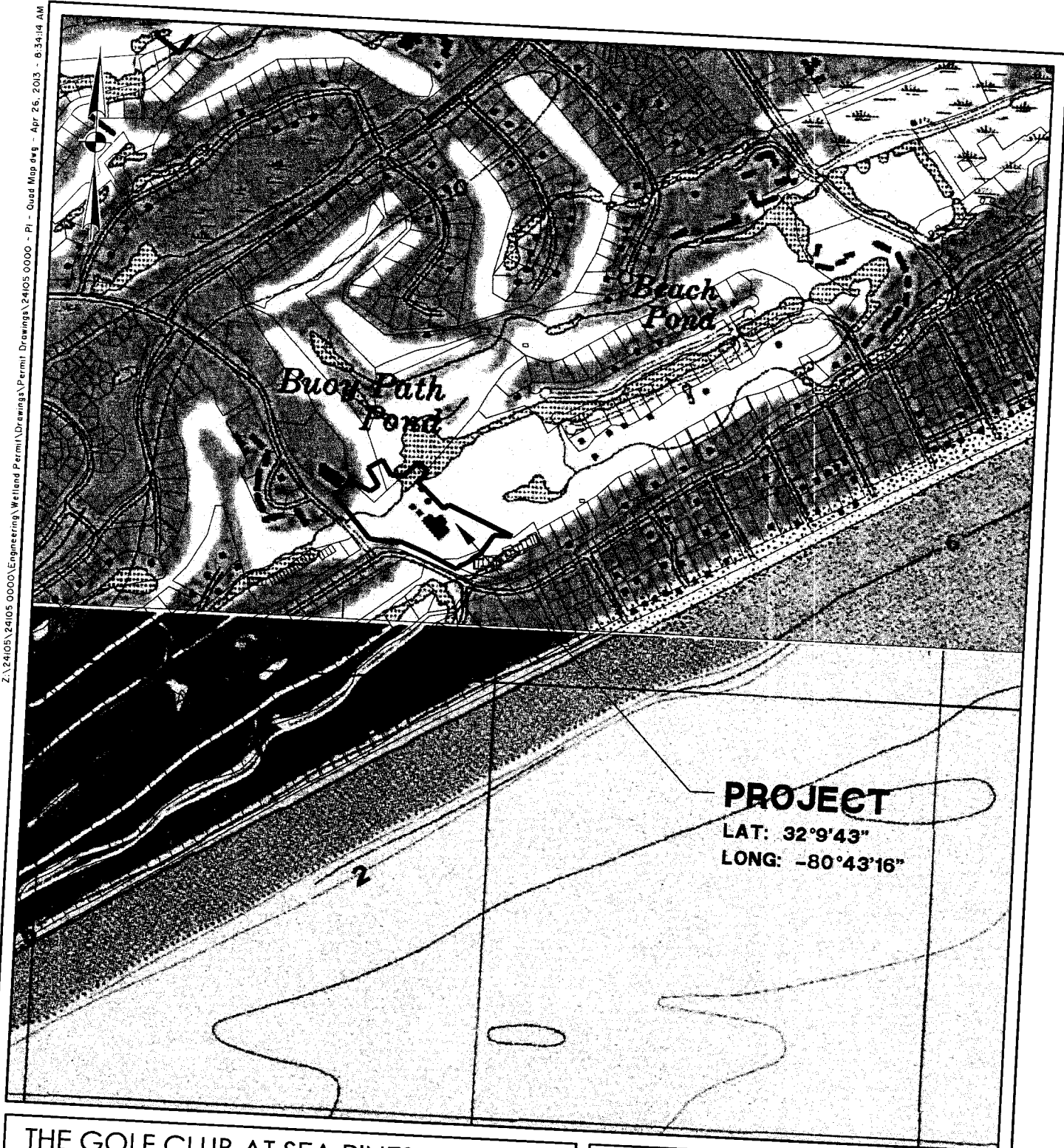
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THE GOLF CLUB AT SEA PINES RESORT

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GENERAL MAINTENANCE

CLIENT:
SEA PINES RESORT, LLC

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 2 of 13
SCALE: 1" = 1000'

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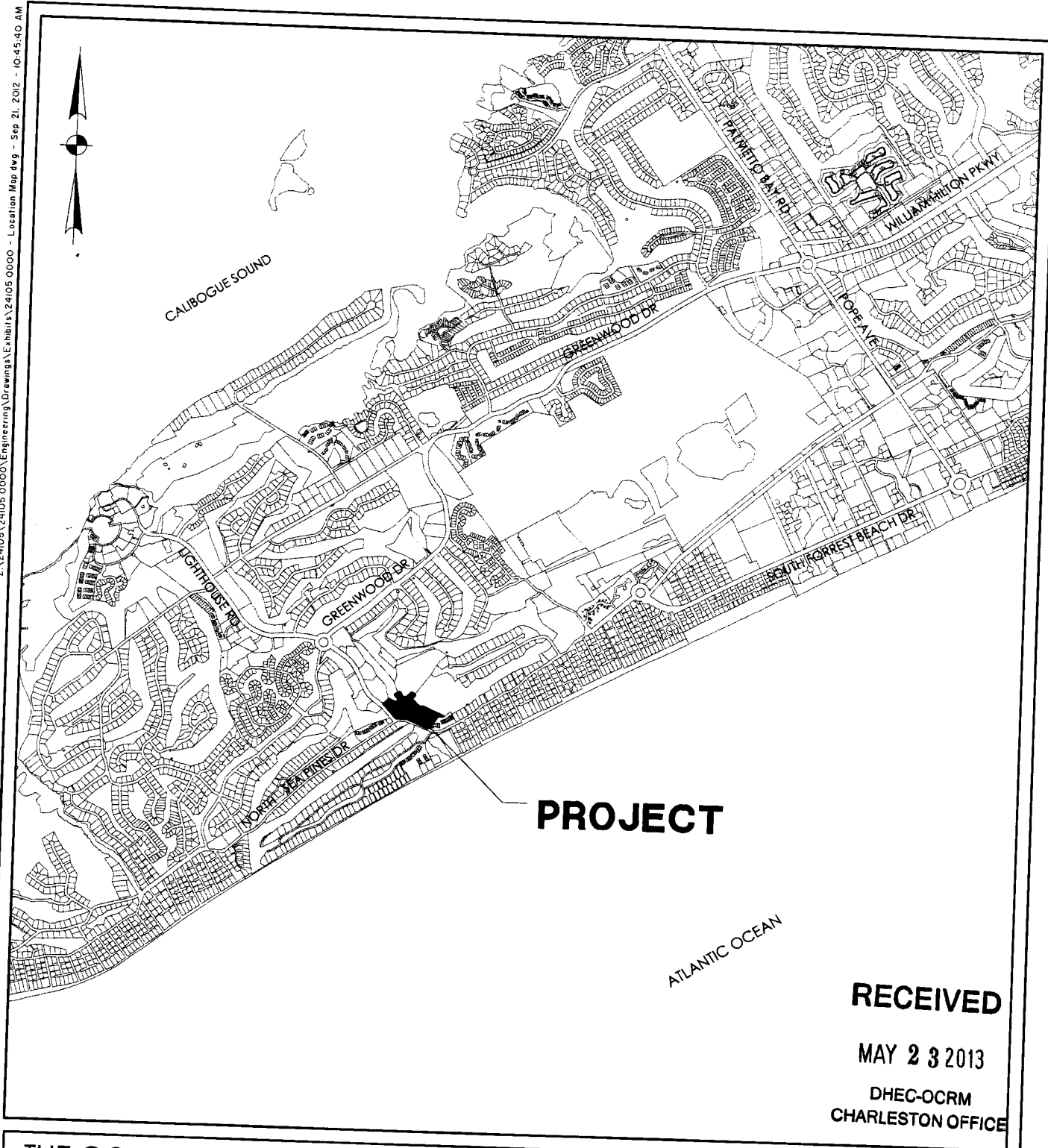
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THE GOLF CLUB AT SEA PINES RESORT

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GENERAL MAINTENANCE

CLIENT:

SEA PINES RESORT, LLC

OCRM-13-20p-W

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 9, 2013

JOB NUMBER: J - 24105.0000

SHEET: 1 of 13

SCALE: 1" = 3000'

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